

## 6 Doncaster Street, Ascot Vale Vic 3032



**2 Bed 1 Bath 2 Car**  
**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 134 sqm approx  
**Indicative Selling Price**  
 \$770,000 - \$820,000  
**Median House Price**  
 16/01/2022 – 15/01/2023:  
 \$890,000

## Comparable Properties



**1d Charles Street, Ascot Vale 3032 (REI/VG)**  
**2 Bed 1 Bath 2 Car**  
**Price:** \$890,000  
**Method:** Auction Sale  
**Date:** 17/09/2022  
**Property Type:** Townhouse (Res)  
**Land Size:** 150 sqm approx  
**Agent Comments:** Comparable location, superior size and superior presentation



**1/58-60 Charles Street, Ascot Vale 3032 (REI)**  
**2 Bed 1 Bath 2 Car**  
**Price:** \$855,000  
**Method:** Sold Before Auction  
**Date:** 10/10/2022  
**Property Type:** Unit  
**Land Size:** 494 sqm approx  
**Agent Comments:** Comparable location, superior land size, comparable presentation

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

6 Doncaster Street, Ascot Vale Vic 3032

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$770,000 & \$820,000

#### Median sale price

Median price \$890,000 Townhouse x Suburb Ascot Vale

Period - From 16/01/2022 to 15/01/2023 Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1d Charles Street, ASCOT VALE 3032	\$890,000	17/09/2022
1/58-60 Charles Street, ASCOT VALE 3032	\$855,000	10/10/2022

This Statement of Information was prepared on:

16/01/2023 15:17